HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2010

New Home Market

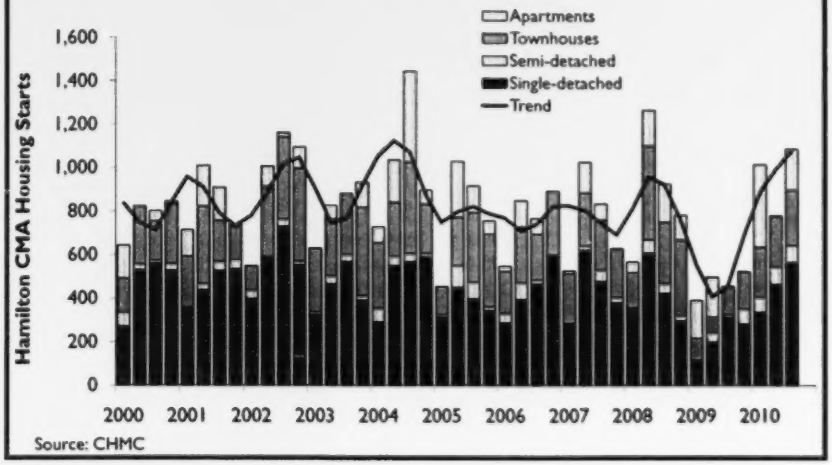
Higher Density Homes Started In Third Quarter

New home starts continued to rise in the Hamilton area during the summer months of July through September. Over 1,000 new homes were started in Hamilton, Burlington and Grimsby during the quarter, bringing the total number of homes started this year to nearly 3,000. Starts rose in each of the three municipalities of the Hamilton Census Metropolitan Area (CMA) and two-thirds of the starts were in the City of Hamilton. Single-detached homes and townhouse starts in Hamilton took the lead, and apartment starts in Burlington followed closely behind.

While more new home starts indicate improving economic conditions, it is important to note that municipal programs and policies geared towards revitalization and renewal plans for core areas encouraged some of the activity in the City of Hamilton this year. Also, intensification in both the

Figure 1

Hamilton CMA Housing Starts Rebound



Source: CHMC

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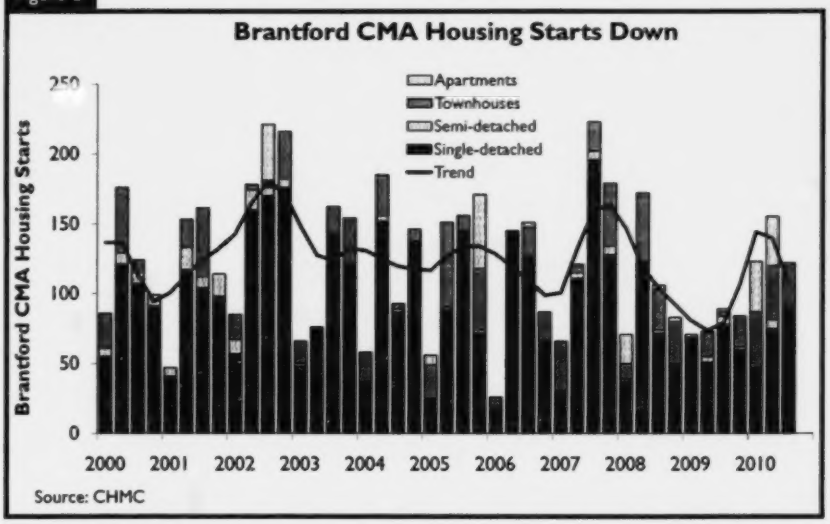
Figure 2



City of Hamilton and Burlington due to a limited amount of residential lands for new construction led to more starts of higher-density and smaller single-detached homes. This contributed to the nearly even split between single-detached starts and the higher density semi-detached, townhouse and apartment starts last quarter in the CMA.

While a large proportion of the medium to high density new home starts last quarter consisted of new townhouses and apartments in Burlington and some parts of the City of Hamilton, the trend towards intensification is now spreading through some of the less populated, lower density parts of the region. Townhouse starts in the historically more single-detached oriented town of Flamborough continued to rise through the third quarter and nearly 200 freehold townhouses have been started in Flamborough this year. These townhouses accounted for about 40 per cent of all freehold townhouses started in the CMA and more than half of the starts in Flamborough. All of the townhouses completed this year were sold, indicating strong demand by buyers for medium-density homes in this market.

In the Brantford CMA, there were 122 starts of single-detached homes and townhouses last quarter. There were no semi-detached or apartments started during the quarter.

The Brantford CMA is divided into the City of Brantford and the County of Brant. The latter includes the rural towns surrounding the City where single-detached homes typically dominate the market. Usually, the City of Brantford accounts for the lion's share of starts. Last quarter, however, the proportion of homes started in the County of Brant rose well above what it had been in the previous four quarters. Nearly 50 homes were started in the County of Brant, including 39 single-detached homes and nine townhouses. The supply of new homes in the County of Brant appears to be matching the demand of buyers in this market, given the lower number of newly completed and unsold homes this year. The bulk of these homes were single-detached homes.

While the average and median price of a newly occupied single-detached home in the Hamilton CMA continued to rise, the pace of growth slowed down. New home prices in the CMA fluctuated around $400,000, and the longer term historical trend shows that the price may have plateaued at this level. In Brantford, however, the average price of a new single-detached home continued upwards to reach just under $427,000. A median price of under $400,000 however shows that the

Figure 3

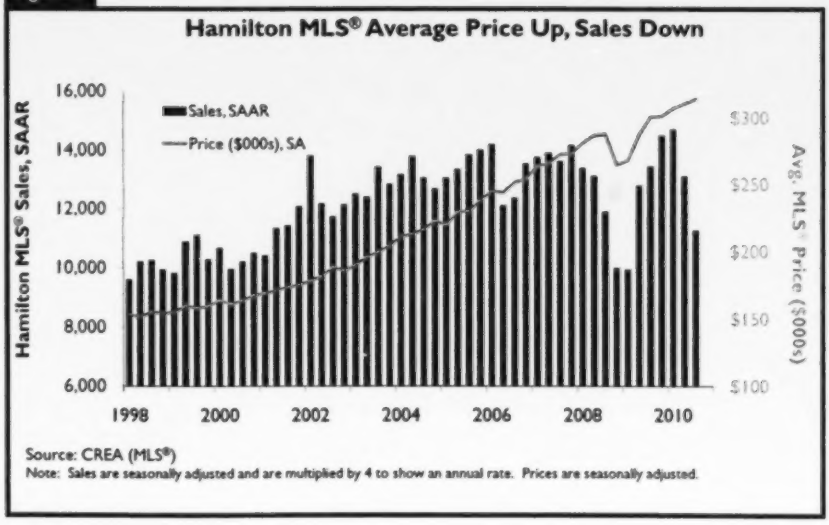
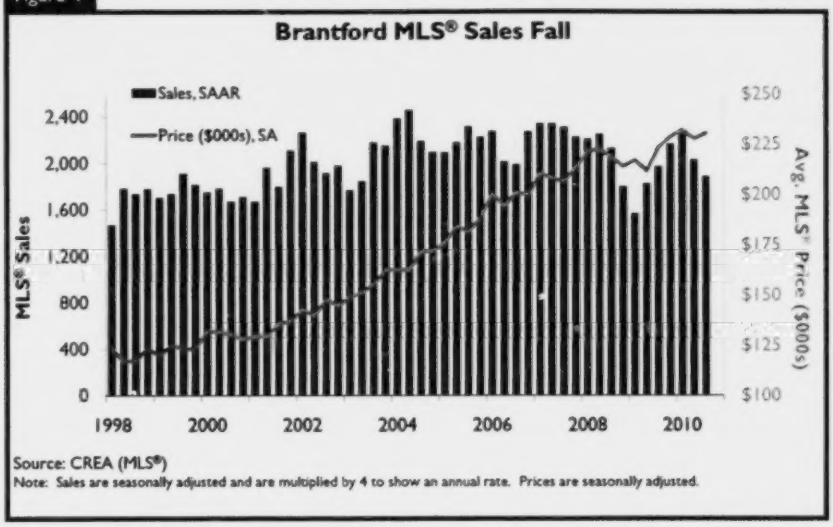


Figure 4



Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.

average price was skewed upwards by several homes on the upper end of the price scale.

Resale Market

Declining Sales but Steady Prices in the MLS® Market

During the third quarter, both sales and new listings in the MLS® market were down in the Hamilton CMA as compared to the earlier part of the year.[1] There were fewer than 1,000 sales of existing homes in each of July, August and September on a seasonally adjusted basis, as compared to the peak in existing home sales of over 1,200 per month during the first quarter of the year. Approximately one-third of the sales in the first three quarters were homes in Burlington. Similarly in the Brantford market, the number of sales and new listings continued to decline through the third quarter, following a stronger first half of the year.

Reflecting the cooling of the market, the average price of an existing home in the Hamilton CMA remained steady in most markets as compared to the second quarter. The average price for an existing home in the City of Hamilton scarcely moved from its $265,000 mark in the third quarter, as compared to the spring months. There was stronger price growth in the Hamilton West, Glanbrook, and Dundas and price declines in the Mountain, Hamilton Centre and East, Flamborough and Stoney Creek.

The average price of an existing home in the Brantford CMA reached $232,000 in the third quarter, a new record. The average price changes when the mix of the types and ages of homes sold changes and more, larger or newer homes in the mix may have been one factor driving up the average price.

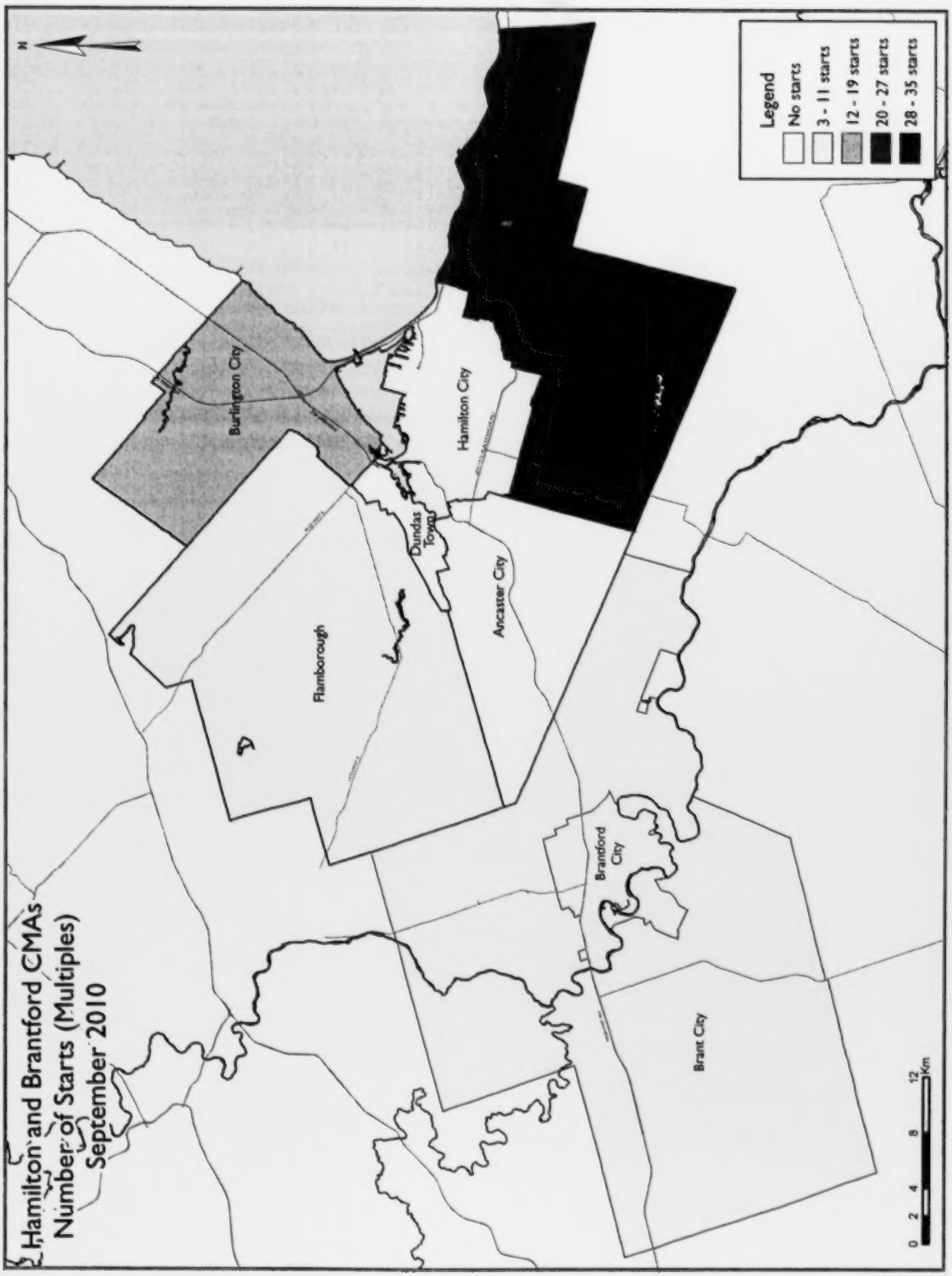
Weaker sales levels and fewer homes put up for sale are an indication of slowing market conditions. The sales-to-new-listings ratio (SNLR) is one way of evaluating the interaction between buyers and sellers. In the Hamilton CMA, the SNLR on a seasonally-adjusted basis moved slightly lower from the second quarter. Only in Burlington, Dundas, Flamborough and Glanbrook, did the sales-to-new-listings ratio either remain on par with the previous quarter or rise higher. In Brantford, most of the homes which were newly listed were sold and the SNLR fell slightly on a seasonally-adjusted basis during the third quarter.

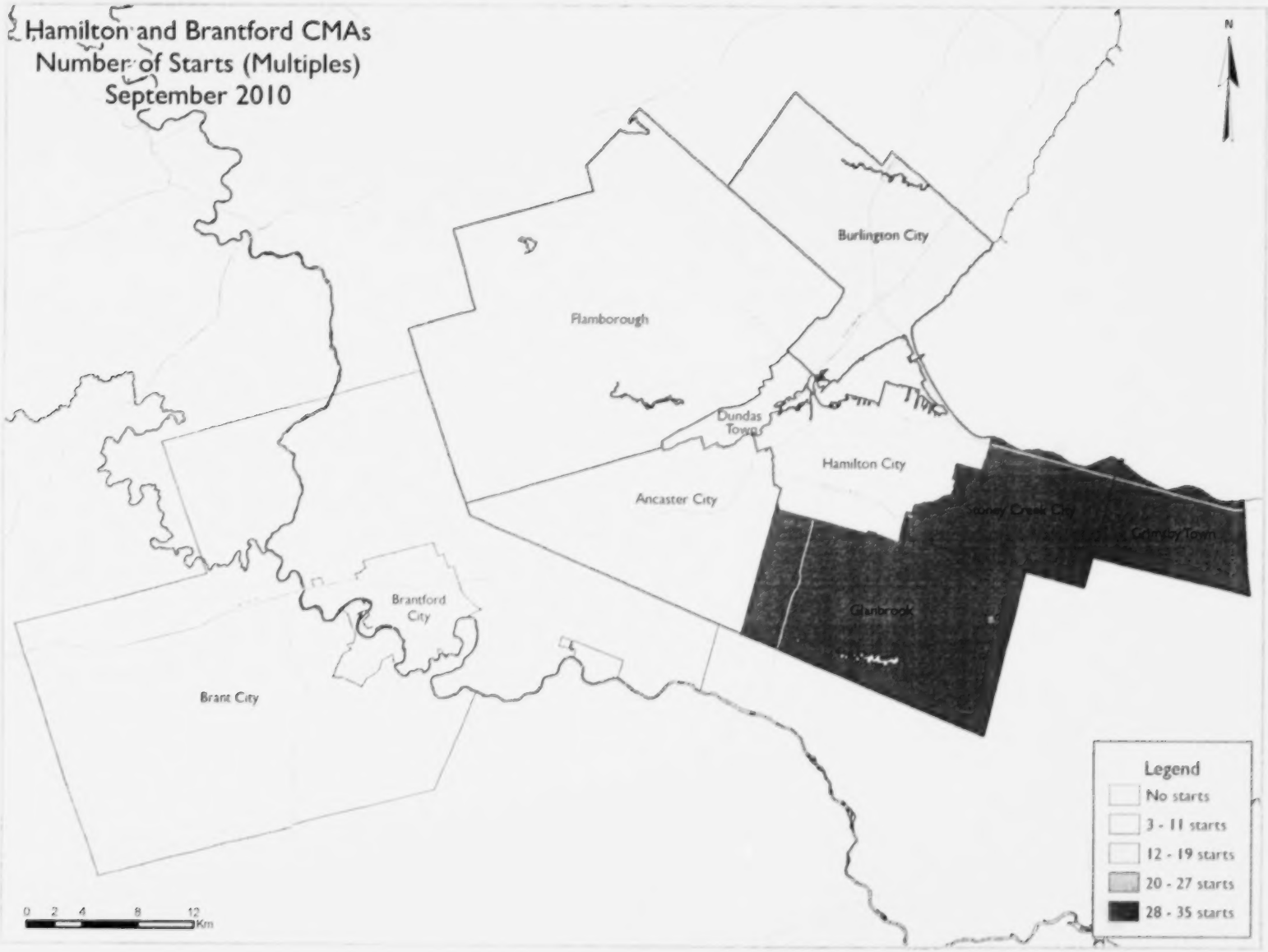
What Can the Average Price Tell Us?

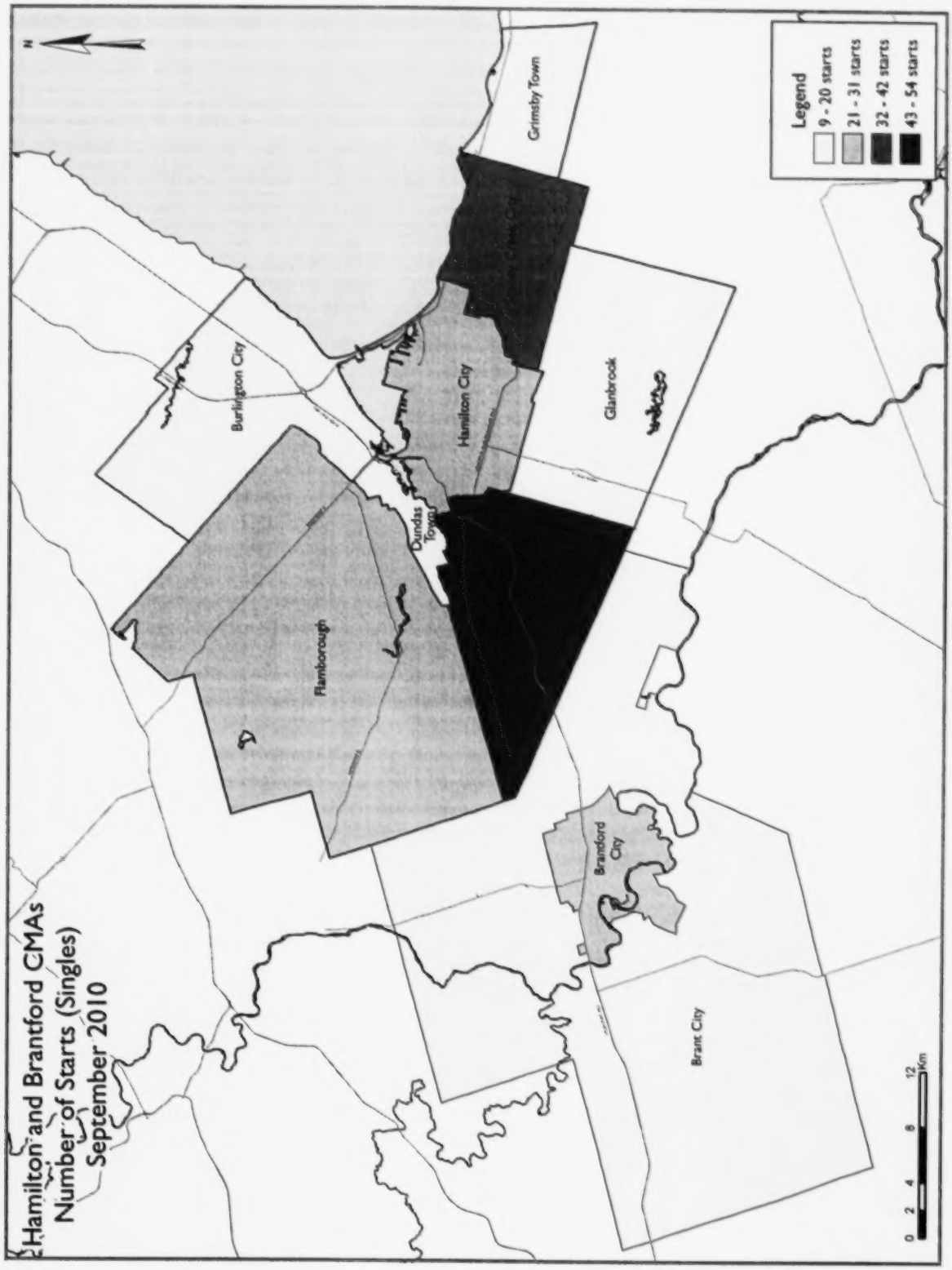
When the average price in the resale market increases, many people take it as an indication that the prices of most houses in the market have increased at a similar rate. In other words, home prices, in general, are appreciating. While this may be true, it is possible there is more to the story.

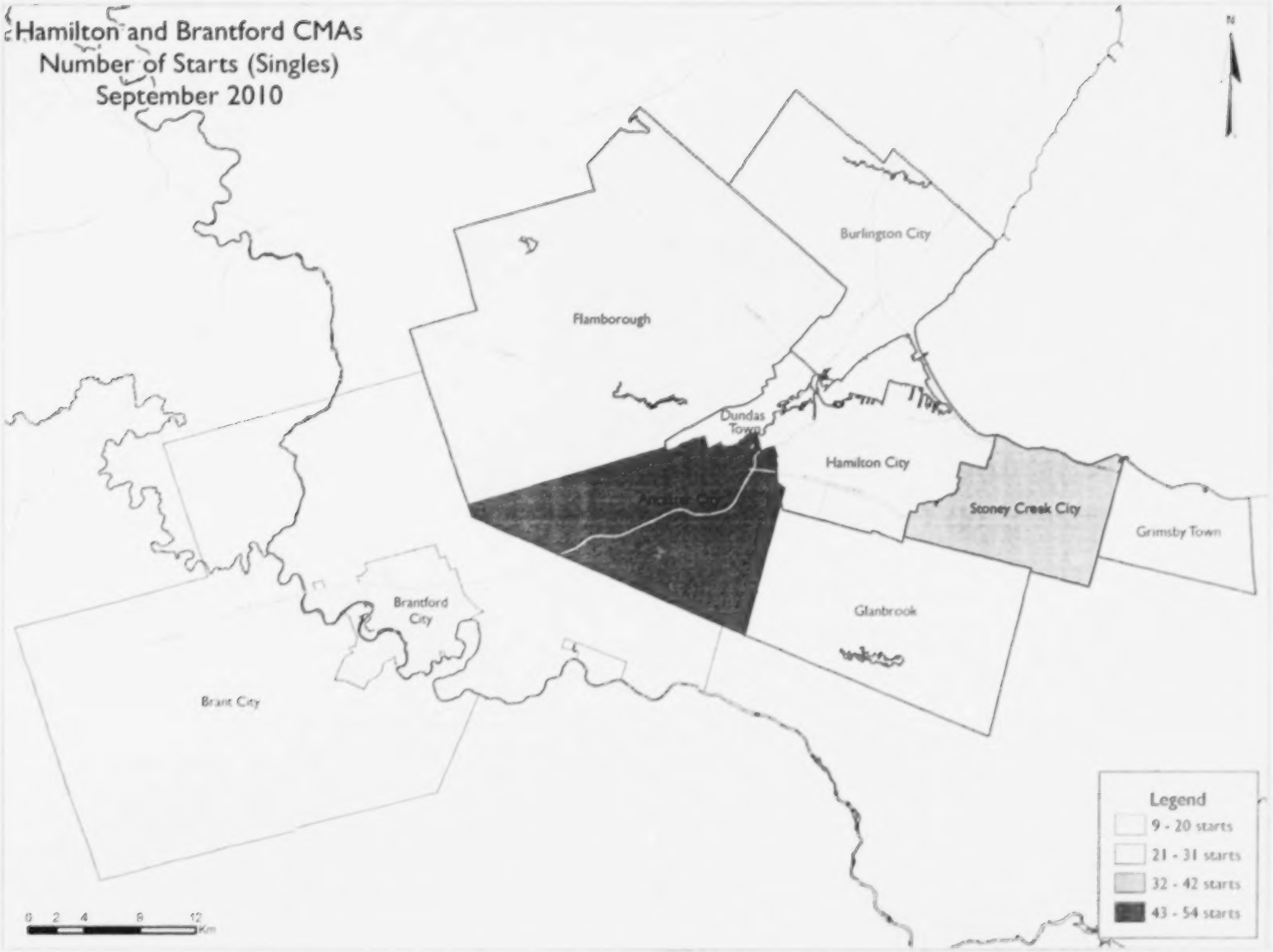
The average price of resale homes is calculated using the total dollar volume of all homes sold during a month (or a quarter, or a year), divided by the total number of sales. Although the calculation takes into account general price appreciation, it also reflects the change in the types of homes being purchased. Such change is referred to as compositional change. For example, although sales fell for every home type in the City of Hamilton this year, the largest drop in sales was in the townhouse market. Resale townhouse sales fell by nearly 14 per cent for the year to-date. Since there are fewer transactions of the typically lower-priced townhouses in the mix of total home sales, the average price will rise, even if there was no general price appreciation at all. Any analysis of price movement and the impact on affordability needs to include an analysis of compositional change.

[1] Canadian Real Estate Association


Hamilton and Brantford CMAs
Number of Starts (Multiples)
September 2010
N
Legend
No starts
3 - 11 starts
12 - 19 starts
20 - 27 starts
28 - 35 starts
Burlington City
Hamilton City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant City
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
September 2010
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
No starts
3 - 11 starts
12 - 19 starts
20 - 27 starts
28 - 35 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
September 2010
N
Legend
9 - 20 starts
21 - 31 starts
32 - 42 starts
43 - 54 starts
Grimsby Town
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km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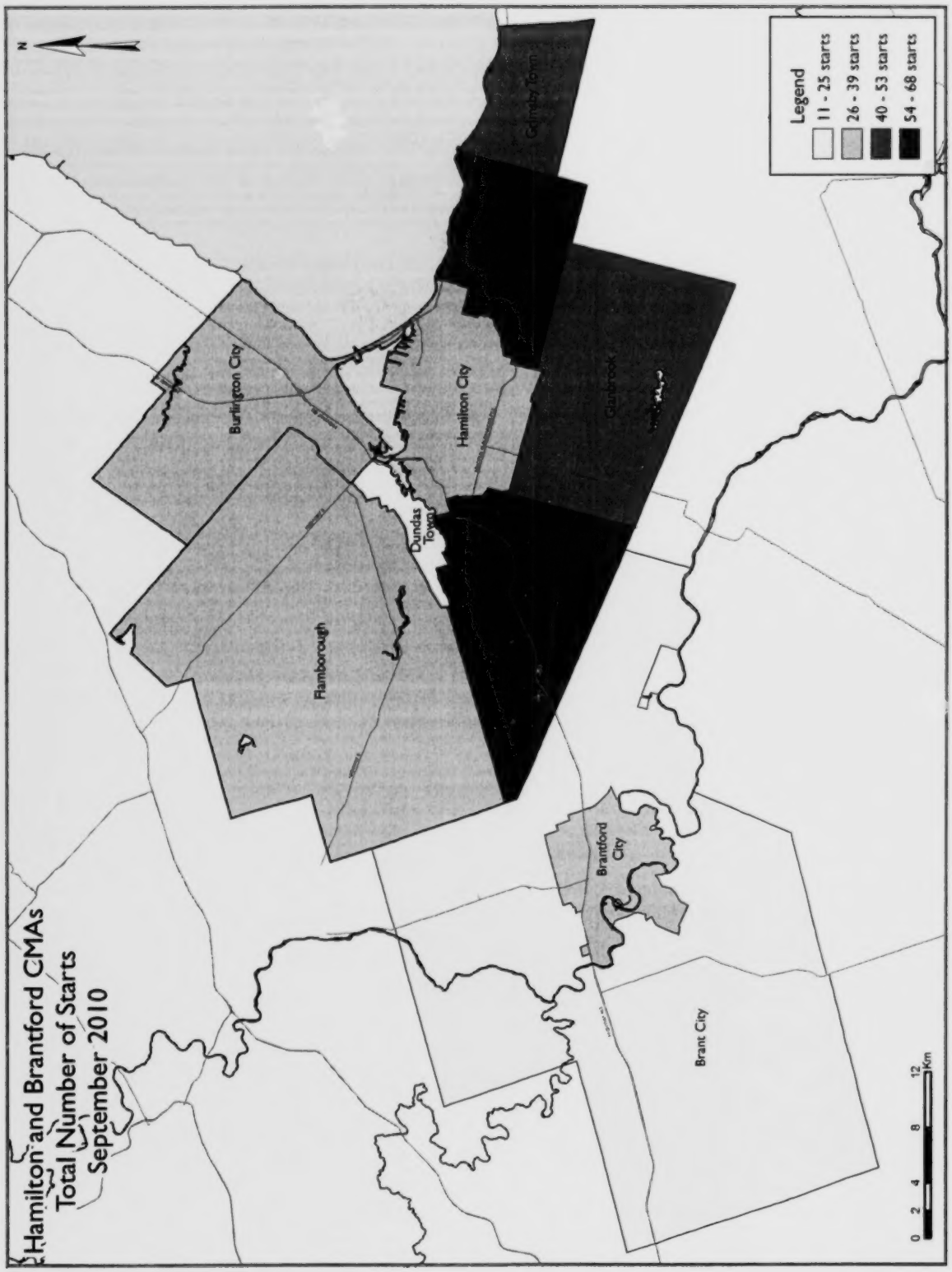
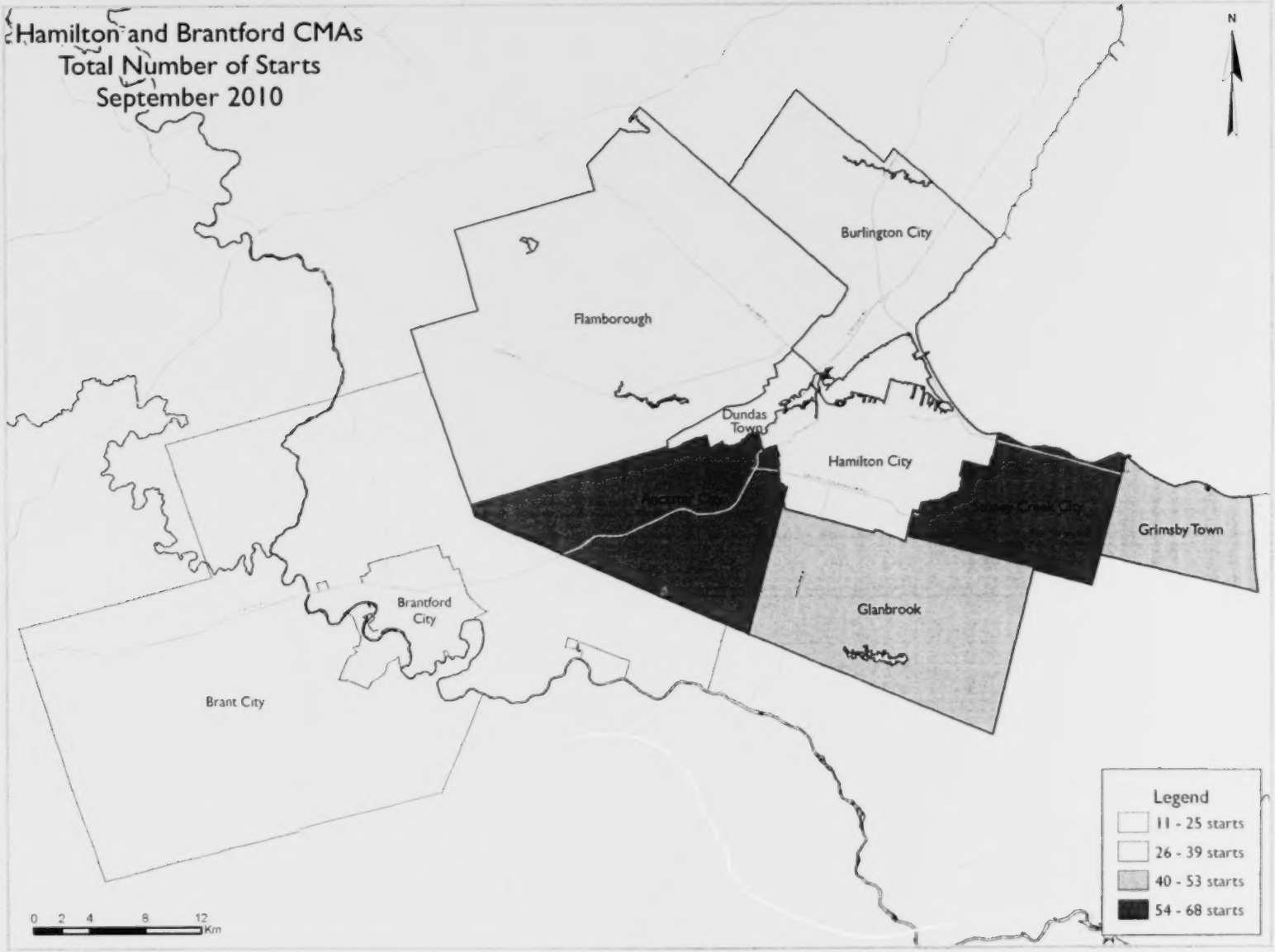
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
9 - 20 starts
21 - 31 starts
32 - 42 starts
43 - 54 starts


Hamilton and Brantford CMAs
Total Number of Starts
September 2010
N
Legend
11 - 25 starts
26 - 39 starts
40 - 53 starts
54 - 68 starts
Burlington City
Hamilton City
Dundas Town
Flamborough
Glanbrook
Grimsby Town
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
September 2010
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Flamborough
Dundas Town
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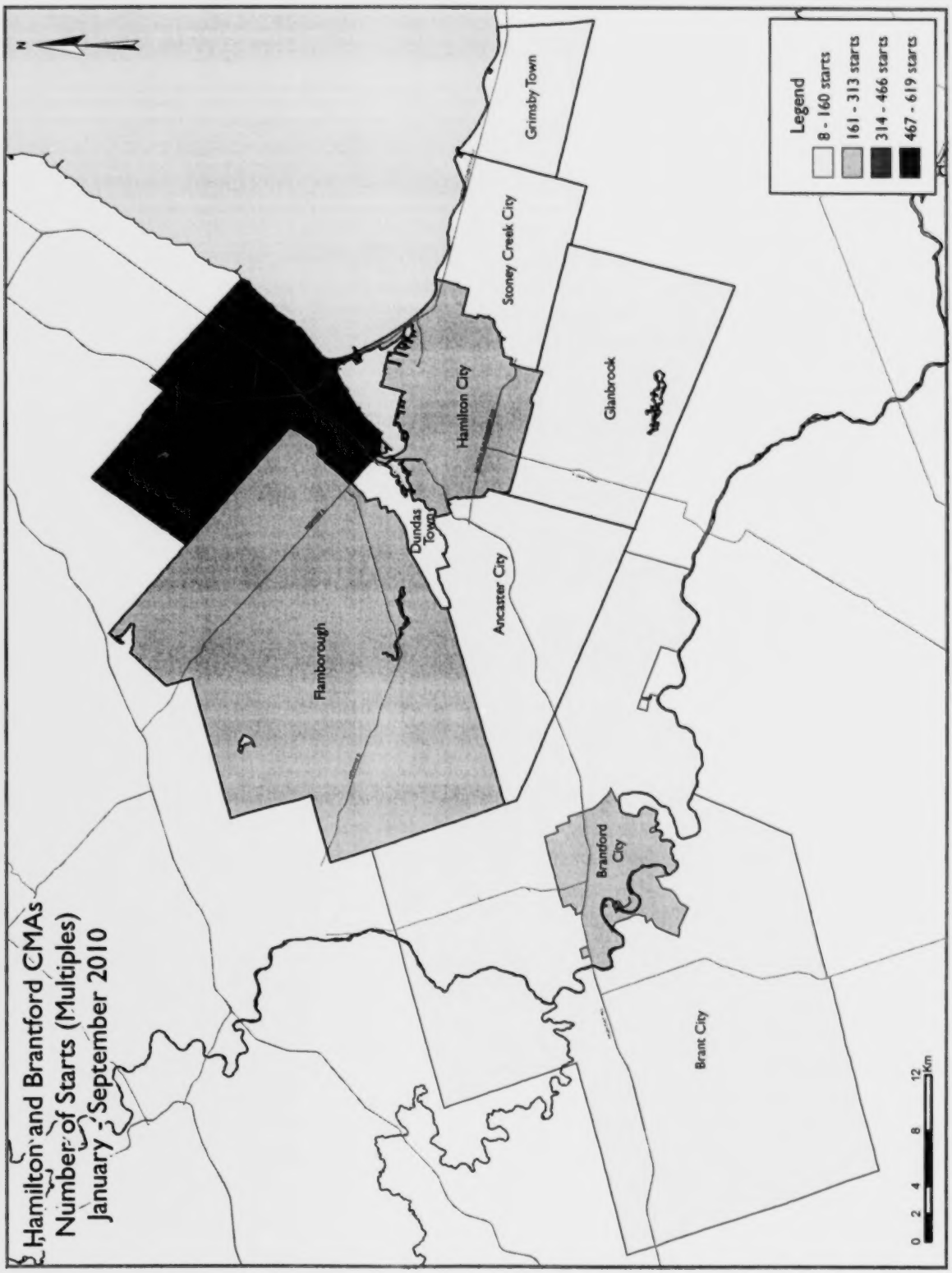
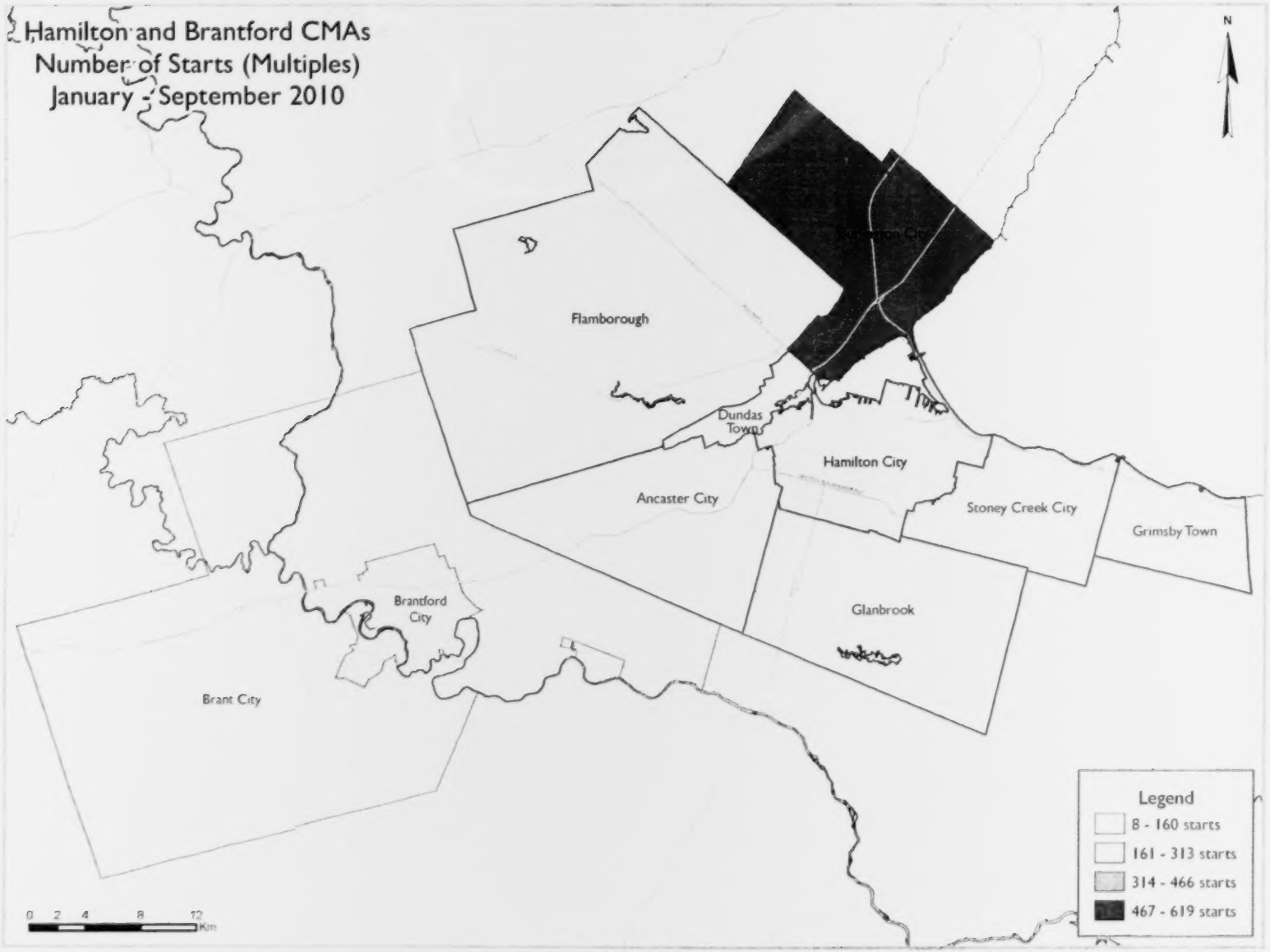
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
11 - 25 starts
26 - 39 starts
40 - 53 starts
54 - 68 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - September 2010
N
Legend
8 - 160 starts
161 - 313 starts
314 - 466 starts
467 - 619 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant City
0 2 4 8 12 Km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Flamborough
Dundas Town
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Grimsby Town
Glanbrook
Brantford City
Brant City
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Legend
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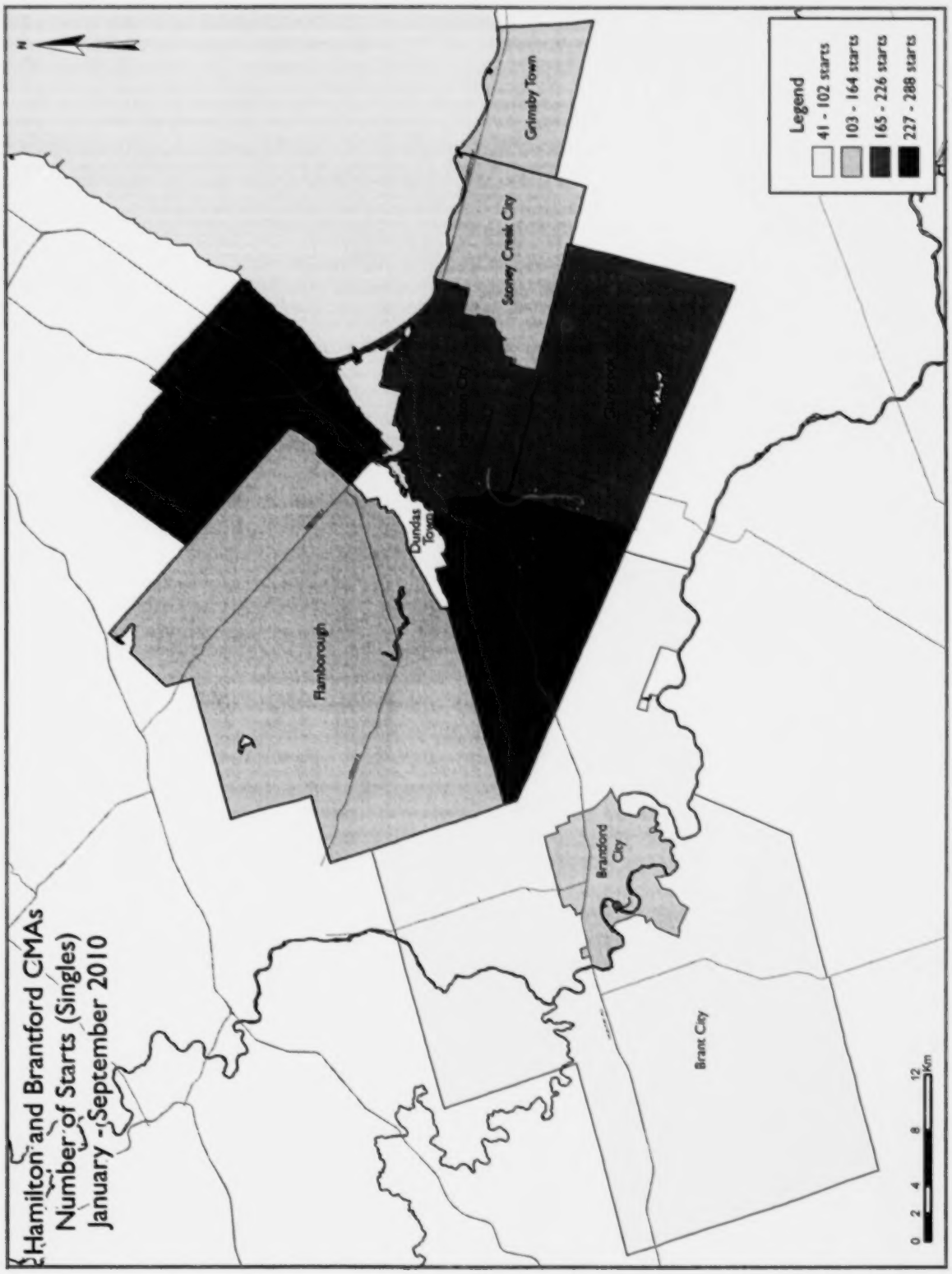
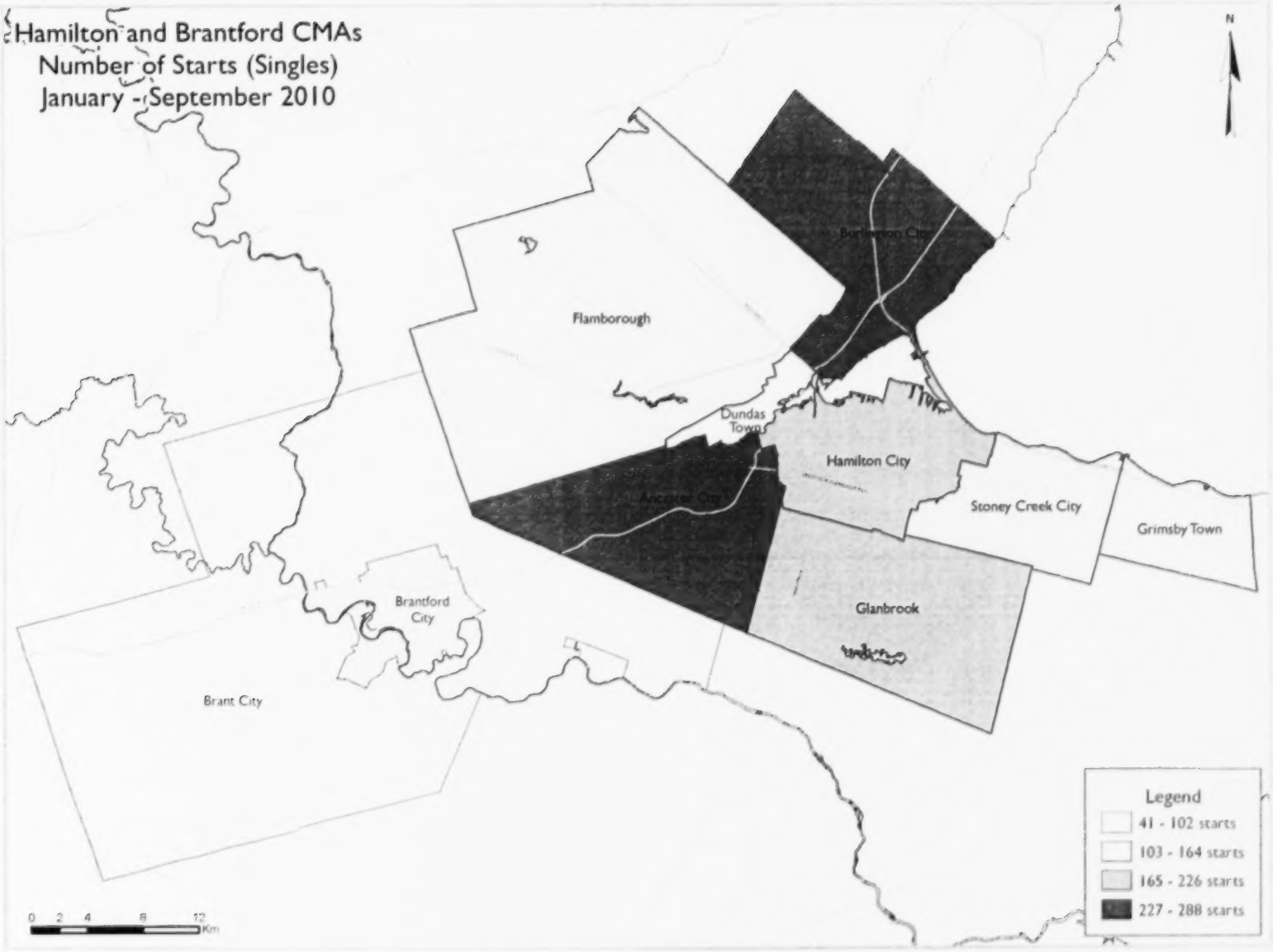
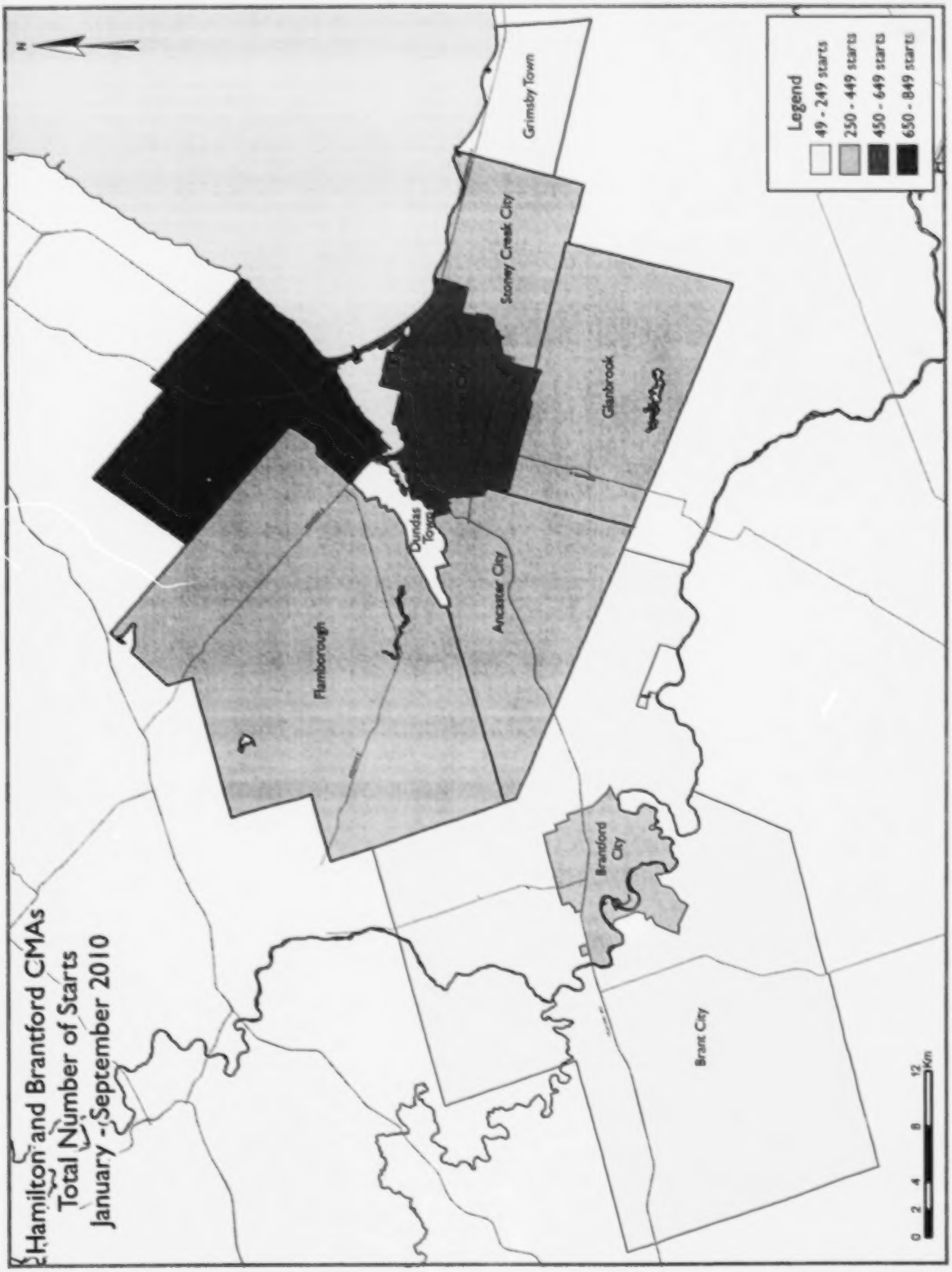
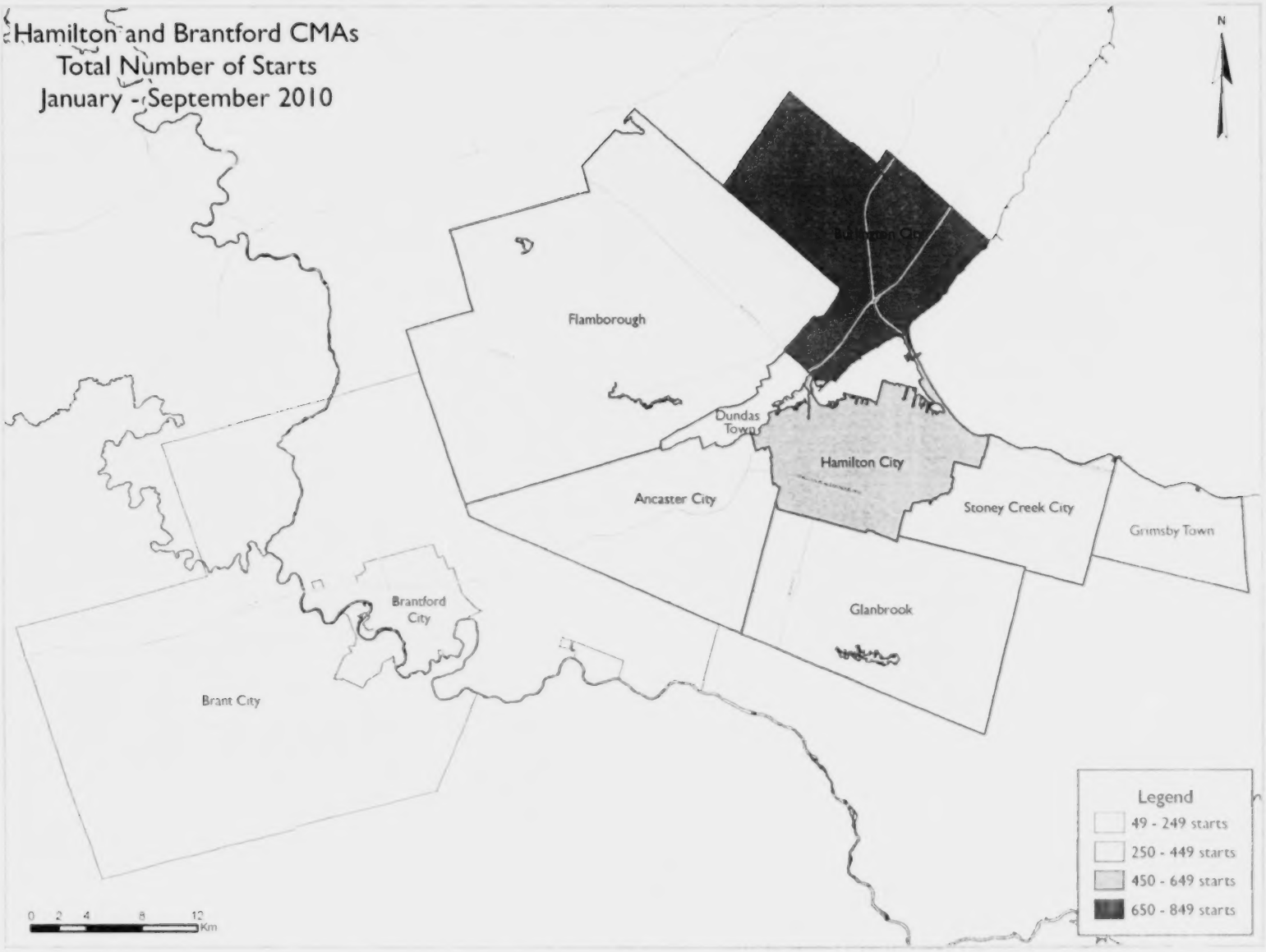
161 - 313 starts
314 - 466 starts
467 - 619 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - September 2010
Legend
41 - 102 starts
103 - 164 starts
165 - 226 starts
227 - 288 starts
Grimsby Town
Stoney Creek City
Dundas Town
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - September 2010
N
Flamborough
Burlington City
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
41 - 102 starts
103 - 164 starts
165 - 226 starts
227 - 288 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - September 2010
N
Legend
49 - 249 starts
250 - 449 starts
450 - 649 starts
650 - 849 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Total Number of Starts
January - September 2010
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
49 - 249 starts
250 - 449 starts
450 - 649 starts
650 - 849 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2010	182	22	104	0	0	0	0	0	308
September 2009	115	0	11	0	5	0	0	0	132
% Change	58.3	n/a	**	n/a	-100.0	n/a	n/a	n/a	133.3
Year-to-date 2010	1,360	222	565	4	157	370	0	195	2,873
Year-to-date 2009	614	60	133	3	174	90	0	264	1,339
% Change	121.5	**	**	33.3	-9.8	**	n/a	-26.1	114.6
UNDER CONSTRUCTION									
September 2010	956	140	550	4	178	659	0	377	2,865
September 2009	530	72	298	3	579	776	0	264	2,523
% Change	80.4	94.4	84.6	33.3	-69.3	-15.1	n/a	42.8	13.6
COMPLETIONS									
September 2010	109	20	40	2	20	0	0	0	191
September 2009	104	10	28	0	29	75	0	0	246
% Change	4.8	100.0	42.9	n/a	-31.0	-100.0	n/a	n/a	-22.4
Year-to-date 2010	955	192	269	9	459	275	1	82	2,242
Year-to-date 2009	923	42	345	6	355	124	0	123	1,918
% Change	3.5	**	-22.0	50.0	29.3	121.8	n/a	-33.3	16.9
COMPLETED & NOT ABSORBED									
September 2010	27	6	20	8	7	11	0	0	79
September 2009	36	8	27	0	11	11	0	0	93
% Change	-25.0	-25.0	-25.9	n/a	-36.4	0.0	n/a	n/a	-15.1
ABSORBED									
September 2010	103	18	41	2	18	0	0	0	182
September 2009	104	6	31	0	27	64	0	0	232
% Change	-1.0	200.0	32.3	n/a	-33.3	-100.0	n/a	n/a	-21.6
Year-to-date 2010	961	187	272	9	457	277	1	0	2,164
Year-to-date 2009	952	53	359	6	346	113	0	127	1,956
% Change	0.9	**	-24.2	50.0	32.1	145.1	n/a	-100.0	10.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2010	36	0	3	0	3	0	0	0	42
September 2009	37	0	0	0	0	0	0	2	39
% Change	-2.7	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	7.7
Year-to-date 2010	213	6	71	1	38	5	0	66	400
Year-to-date 2009	198	12	12	0	8	0	0	3	233
% Change	7.6	-50.0	**	n/a	**	n/a	n/a	**	71.7
UNDER CONSTRUCTION									
September 2010	140	4	55	0	47	5	0	66	317
September 2009	94	10	12	0	25	0	0	2	143
% Change	48.9	-60.0	**	n/a	88.0	n/a	n/a	**	121.7
COMPLETIONS									
September 2010	12	0	4	0	0	0	0	0	16
September 2009	18	2	0	0	0	0	0	0	20
% Change	-33.3	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-20.0
Year-to-date 2010	158	2	22	2	38	0	0	0	222
Year-to-date 2009	194	4	30	7	18	21	7	8	289
% Change	-18.6	-50.0	-26.7	-71.4	111.1	-100.0	-100.0	-100.0	-23.2
COMPLETED & NOT ABSORBED									
September 2010	18	0	9	0	1	0	0	0	28
September 2009	26	0	10	1	29	18	0	0	84
% Change	-30.8	n/a	-10.0	-100.0	-96.6	-100.0	n/a	n/a	-66.7
ABSORBED									
September 2010	18	0	6	1	5	0	0	0	30
September 2009	29	2	3	1	1	0	0	0	36
% Change	-37.9	-100.0	100.0	0.0	**	n/a	n/a	n/a	-16.7
Year-to-date 2010	178	2	19	3	57	18	0	2	279
Year-to-date 2009	237	4	29	9	24	3	7	8	321
% Change	-24.9	-50.0	-34.5	-66.7	137.5	**	-100.0	-75.0	-13.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
September 2010	161	4	70	0	0	0	0	0	235
September 2009	67	0	11	0	5	0	0	0	84
Hamilton City									
September 2010	24	0	4	0	0	0	0	0	28
September 2009	29	0	0	0	0	0	0	0	30
Stoney Creek City									
September 2010	33	0	35	0	0	0	0	0	68
September 2009	12	0	8	0	0	0	0	0	20
Ancaster City									
September 2010	54	0	0	0	0	0	0	0	54
September 2009	14	0	0	0	5	0	0	0	19
Dundas Town									
September 2010	11	0	0	0	0	0	0	0	11
September 2009	2	0	0	0	0	0	0	0	2
Flamborough									
September 2010	30	4	0	0	0	0	0	0	34
September 2009	2	0	0	0	0	0	0	0	2
Glanbrook									
September 2010	9	0	31	0	0	0	0	0	40
September 2009	8	0	3	0	0	0	0	0	11
Burlington City									
September 2010	9	18	0	0	0	0	0	0	27
September 2009	35	0	0	0	0	0	0	0	35
Grimsby Town									
September 2010	12	0	34	0	0	0	0	0	46
September 2009	13	0	0	0	0	0	0	0	13
Hamilton CMA									
September 2010	182	22	104	0	0	0	0	0	308
September 2009	115	0	11	0	5	0	0	0	132
Brant City									
September 2010	13	0	0	0	3	0	0	0	16
September 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2010	23	0	3	0	0	0	0	0	26
September 2009	32	0	0	0	0	0	0	2	34
Brantford CMA									
September 2010	36	0	3	0	3	0	0	0	42
September 2009	37	0	0	0	0	0	0	2	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
September 2010	706	44	485	4	150	156	0	195	1,741
September 2009	397	14	237	3	472	269	0	0	1,393
Hamilton City									
September 2010	118	6	62	0	31	32	0	195	445
September 2009	120	4	37	0	56	83	0	0	301
Stoney Creek City									
September 2010	121	10	131	0	0	0	0	0	262
September 2009	79	2	67	0	55	0	0	0	203
Ancaster City									
September 2010	213	4	84	0	47	62	0	0	410
September 2009	94	8	26	0	117	62	0	0	307
Dundas Town									
September 2010	24	0	0	4	6	62	0	0	96
September 2009	12	0	6	3	20	124	0	0	165
Flamborough									
September 2010	87	24	133	0	0	0	0	0	244
September 2009	29	0	0	0	0	0	0	0	29
Glanbrook									
September 2010	143	0	68	0	66	0	0	0	277
September 2009	63	0	101	0	224	0	0	0	388
Burlington City									
September 2010	207	96	31	0	28	503	0	182	1,047
September 2009	101	58	30	0	83	507	0	264	1,043
Grimsby Town									
September 2010	43	0	34	0	0	0	0	0	77
September 2009	32	0	31	0	24	0	0	0	87
Hamilton CMA									
September 2010	956	140	550	4	178	659	0	377	2,865
September 2009	530	72	298	3	579	776	0	264	2,523
Brant City									
September 2010	57	0	6	0	3	0	0	0	66
September 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2010	83	4	49	0	44	5	0	66	251
September 2009	58	10	6	0	25	0	0	2	101
Brantford CMA									
September 2010	140	4	55	0	47	5	0	66	317
September 2009	94	10	12	0	25	0	0	2	143

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
September 2010	80	0	40	2	11	0	0	0	133
September 2009	84	0	17	0	21	0	0	0	122
Hamilton City									
September 2010	13	0	0	0	0	0	0	0	13
September 2009	33	0	0	0	0	0	0	0	33
Stoney Creek City									
September 2010	8	0	0	0	0	0	0	0	8
September 2009	14	0	0	0	12	0	0	0	26
Ancaster City									
September 2010	18	0	20	1	5	0	0	0	44
September 2009	14	0	0	0	4	0	0	0	18
Dundas Town									
September 2010	1	0	0	1	0	0	0	0	2
September 2009	1	0	5	0	0	0	0	0	6
Flamborough									
September 2010	28	0	0	0	0	0	0	0	28
September 2009	11	0	0	0	0	0	0	0	11
Glanbrook									
September 2010	11	0	20	0	6	0	0	0	37
September 2009	11	0	12	0	5	0	0	0	28
Burlington City									
September 2010	19	20	0	0	9	0	0	0	48
September 2009	11	10	11	0	8	75	0	0	115
Grimsby Town									
September 2010	10	0	0	0	0	0	0	0	10
September 2009	9	0	0	0	0	0	0	0	9
Hamilton CMA									
September 2010	109	20	40	2	20	0	0	0	191
September 2009	104	10	28	0	29	75	0	0	246
Brant City									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2010	9	0	4	0	0	0	0	0	13
September 2009	16	2	0	0	0	0	0	0	18
Brantford CMA									
September 2010	12	0	4	0	0	0	0	0	16
September 2009	18	2	0	0	0	0	0	0	20

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
September 2010	16	2	15	2	0	0	0	0	35
September 2009	23	2	25	0	4	0	0	0	54
Hamilton City									
September 2010	4	0	0	0	0	0	0	0	4
September 2009	2	0	0	0	0	0	0	0	2
Stoney Creek City									
September 2010	4	0	12	0	0	0	0	0	16
September 2009	20	1	21	0	4	0	0	0	46
Ancaster City									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	0	0	0	0	0	0	0	0	0
Dundas Town									
September 2010	0	2	0	2	0	0	0	0	4
September 2009	0	0	0	0	0	0	0	0	0
Flamborough									
September 2010	4	0	0	0	0	0	0	0	4
September 2009	1	0	0	0	0	0	0	0	1
Glanbrook									
September 2010	1	0	3	0	0	0	0	0	4
September 2009	0	1	4	0	0	0	0	0	5
Burlington City									
September 2010	5	4	5	0	7	11	0	0	32
September 2009	8	6	0	0	7	11	0	0	32
Grimsby Town									
September 2010	6	0	0	6	0	0	0	0	12
September 2009	5	0	2	0	0	0	0	0	7
Hamilton CMA									
September 2010	27	6	20	8	7	11	0	0	79
September 2009	36	8	27	0	11	11	0	0	93
Brant City									
September 2010	1	0	6	0	0	0	0	0	7
September 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2010	17	0	3	0	1	0	0	0	21
September 2009	23	0	7	1	29	0	0	0	60
Brantford CMA									
September 2010	18	0	9	0	1	0	0	0	28
September 2009	26	0	10	1	29	18	0	0	84

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
September 2010	79	0	41	2	11	0	0	0	133
September 2009	84	0	18	0	21	0	0	0	123
Hamilton City									
September 2010	11	0	0	0	0	0	0	0	11
September 2009	32	0	0	0	0	0	0	0	32
Stoney Creek City									
September 2010	12	0	1	0	0	0	0	0	13
September 2009	14	0	1	0	12	0	0	0	27
Ancaster City									
September 2010	17	0	20	1	5	0	0	0	43
September 2009	14	0	0	0	4	0	0	0	18
Dundas Town									
September 2010	1	0	0	1	0	0	0	0	2
September 2009	1	0	5	0	0	0	0	0	6
Flamborough									
September 2010	26	0	0	0	0	0	0	0	26
September 2009	12	0	0	0	0	0	0	0	12
Glanbrook									
September 2010	11	0	20	0	6	0	0	0	37
September 2009	11	0	12	0	5	0	0	0	28
Burlington City									
September 2010	16	18	0	0	7	0	0	0	41
September 2009	13	6	13	0	6	64	0	0	102
Grimsby Town									
September 2010	8	0	0	0	0	0	0	0	8
September 2009	7	0	0	0	0	0	0	0	7
Hamilton CMA									
September 2010	103	18	41	2	18	0	0	0	182
September 2009	104	6	31	0	27	64	0	0	232
Brant City									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2010	15	0	6	1	5	0	0	0	27
September 2009	25	2	2	1	1	0	0	0	31
Brantford CMA									
September 2010	18	0	6	1	5	0	0	0	30
September 2009	29	2	3	1	1	0	0	0	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Hamilton CMA	182	116	22	0	104	16	0	0	308	132	133.3
New City of Hamilton	161	68	4	0	70	16	0	0	235	84	179.8
Hamilton City	24	30	0	0	4	0	0	0	28	30	-6.7
Stoney Creek City	33	12	0	0	35	8	0	0	68	20	**
Ancaster City	54	14	0	0	0	5	0	0	54	19	184.2
Dundas Town	11	2	0	0	0	0	0	0	11	2	**
Flamborough	30	2	4	0	0	0	0	0	34	2	**
Glanbrook	9	8	0	0	31	3	0	0	40	11	**
Burlington City	9	35	18	0	0	0	0	0	27	35	-22.9
Grimsby Town	12	13	0	0	34	0	0	0	46	13	**
Brantford CMA	36	37	0	0	6	0	0	2	42	39	7.7
Brant City	13	n/a	0	n/a	3	n/a	0	n/a	16	n/a	n/a
Brantford City	23	32	0	0	3	0	0	2	26	34	-23.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Hamilton CMA	1,364	618	224	64	720	303	565	354	2,873	1,339	114.6
New City of Hamilton	1019	480	48	10	613	229	195	0	1875	719	160.8
Hamilton City	189	130	6	4	65	60	195	0	455	194	134.5
Stoney Creek City	164	113	10	2	129	70	0	0	303	185	63.8
Ancaster City	288	127	2	4	110	39	0	0	400	170	135.3
Dundas Town	41	14	0	0	8	0	0	0	49	14	**
Flamborough	144	31	30	0	187	4	0	0	361	35	**
Glanbrook	193	65	0	0	114	56	0	0	307	121	153.7
Burlington City	230	80	176	54	73	51	370	354	849	539	57.5
Grimsby Town	115	58	0	0	34	23	0	0	149	81	84.0
Brantford CMA	214	198	6	12	109	20	71	3	400	233	71.7
Brant City	69	n/a	0	n/a	9	n/a	0	n/a	78	n/a	n/a
Brantford City	145	147	6	12	100	14	71	2	322	175	84.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Hamilton CMA	104	16	0	0	0	0	0	0
New City of Hamilton	70	16	0	0	0	0	0	0
Hamilton City	4	0	0	0	0	0	0	0
Stoney Creek City	35	8	0	0	0	0	0	0
Ancaster City	0	5	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	31	3	0	0	0	0	0	0
Burlington City	0	0	0	0	0	0	0	0
Grimsby Town	34	0	0	0	0	0	0	0
Brantford CMA	6	0	0	0	0	0	0	2
Brant City	3	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	0	0	0	0	0	0	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	720	303	0	0	370	90	195	264
New City of Hamilton	613	229	0	0	0	0	195	0
Hamilton City	65	60	0	0	0	0	195	0
Stoney Creek City	129	70	0	0	0	0	0	0
Ancaster City	110	39	0	0	0	0	0	0
Dundas Town	8	0	0	0	0	0	0	0
Flamborough	187	4	0	0	0	0	0	0
Glanbrook	114	56	0	0	0	0	0	0
Burlington City	73	51	0	0	370	90	0	264
Grimsby Town	34	23	0	0	0	0	0	0
Brantford CMA	109	20	0	0	5	0	66	3
Brant City	9	n/a	0	n/a	0	n/a	0	n/a
Brantford City	100	14	0	0	5	0	66	2

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Hamilton CMA	308	126	0	5	0	0	308	132
New City of Hamilton	235	78	0	5	0	0	235	84
Hamilton City	28	29	0	0	0	0	28	30
Stoney Creek City	68	20	0	0	0	0	68	20
Ancaster City	54	14	0	5	0	0	54	19
Dundas Town	11	2	0	0	0	0	11	2
Flamborough	34	2	0	0	0	0	34	2
Glanbrook	40	11	0	0	0	0	40	11
Burlington City	27	35	0	0	0	0	27	35
Grimsby Town	46	13	0	0	0	0	46	13
Brantford CMA	39	37	3	0	0	2	42	39
Brant City	13	n/a	3	n/a	0	n/a	16	n/a
Brantford City	26	32	0	0	0	2	26	34

Table 2.5: Starts by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	2,147	807	531	267	195	264	2,873	1,339
New City of Hamilton	1,573	599	107	119	195	0	1,875	719
Hamilton City	251	145	9	48	195	0	455	194
Stoney Creek City	303	178	0	7	0	0	303	185
Ancaster City	370	149	30	21	0	0	400	170
Dundas Town	37	11	12	3	0	0	49	14
Flamborough	361	35	0	0	0	0	361	35
Glanbrook	251	81	56	40	0	0	307	121
Burlington City	425	150	424	125	0	264	849	539
Grimsby Town	149	58	0	23	0	0	149	81
Brantford CMA	290	222	44	8	66	3	400	233
Brant City	75	n/a	3	n/a	0	n/a	78	n/a
Brantford City	215	165	41	8	66	2	322	175

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Hamilton CMA	111	104	22	10	58	57	0	75	191	246	-22.4
New City of Hamilton	82	84	0	0	51	38	0	0	133	122	9.0
Hamilton City	13	33	0	0	0	0	0	0	13	33	-60.6
Stoney Creek City	8	14	0	0	0	12	0	0	8	26	-69.2
Ancaster City	19	14	0	0	25	4	0	0	44	18	144.4
Dundas Town	2	1	0	0	0	5	0	0	2	6	-66.7
Flamborough	28	11	0	0	0	0	0	0	28	11	154.5
Glanbrook	11	11	0	0	26	17	0	0	37	28	32.1
Burlington City	19	11	22	10	7	19	0	75	48	115	-58.3
Grimsby Town	10	9	0	0	0	0	0	0	10	9	11.1
Brantford CMA	12	18	0	2	4	0	0	0	16	20	-20.0
Brant City	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Brantford City	9	16	0	2	4	0	0	0	13	18	-27.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Hamilton CMA	965	929	200	46	720	696	357	247	2242	1918	16.9
New City of Hamilton	689	592	24	8	568	496	51	159	1332	1255	6.1
Hamilton City	202	141	2	4	68	85	51	159	323	389	-17.0
Stoney Creek City	90	126	2	2	75	91	0	0	167	219	-23.7
Ancaster City	171	131	12	2	135	36	0	0	318	169	88.2
Dundas Town	29	11	2	0	36	23	0	0	67	34	97.1
Flamborough	84	67	6	0	53	103	0	0	143	170	-15.9
Glanbrook	110	116	0	0	201	158	0	0	311	274	13.5
Burlington City	168	268	176	38	106	167	306	88	756	561	34.8
Grimsby Town	108	69	0	0	46	33	0	0	154	102	51.0
Brantford CMA	160	201	2	4	60	55	0	29	222	289	-23.2
Brant City	53	n/a	0	n/a	6	n/a	0	n/a	59	n/a	n/a
Brantford City	107	127	2	4	54	48	0	6	163	185	-11.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Hamilton CMA	58	57	0	0	0	75	0	0
New City of Hamilton	51	38	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	12	0	0	0	0	0	0
Ancaster City	25	4	0	0	0	0	0	0
Dundas Town	0	5	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	26	17	0	0	0	0	0	0
Burlington City	7	19	0	0	0	75	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	4	0	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	4	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	720	696	0	0	275	124	82	123
New City of Hamilton	568	496	0	0	51	36	0	123
Hamilton City	68	85	0	0	51	36	0	123
Stoney Creek City	75	91	0	0	0	0	0	0
Ancaster City	135	36	0	0	0	0	0	0
Dundas Town	36	23	0	0	0	0	0	0
Flamborough	53	103	0	0	0	0	0	0
Glanbrook	201	158	0	0	0	0	0	0
Burlington City	106	167	0	0	224	88	82	0
Grimsby Town	46	33	0	0	0	0	0	0
Brantford CMA	60	48	0	7	0	21	0	8
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	54	41	0	7	0	0	0	6

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Hamilton CMA	169	142	22	104	0	0	191	246
New City of Hamilton	120	101	13	21	0	0	133	122
Hamilton City	13	33	0	0	0	0	13	33
Stoney Creek City	8	14	0	12	0	0	8	26
Ancaster City	38	14	6	4	0	0	44	18
Dundas Town	1	6	1	0	0	0	2	6
Flamborough	28	11	0	0	0	0	28	11
Glanbrook	31	23	6	5	0	0	37	28
Burlington City	39	32	9	83	0	0	48	115
Grimsby Town	10	9	0	0	0	0	10	9
Brantford CMA	16	20	0	0	0	0	16	20
Brant City	3	n/a	0	n/a	0	n/a	3	n/a
Brantford City	13	18	0	0	0	0	13	18

Table 3.5: Completions by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	1,416	1,310	743	485	83	123	2,242	1,918
New City of Hamilton	934	892	397	240	1	123	1,332	1,255
Hamilton City	210	213	113	53	0	123	323	389
Stoney Creek City	141	190	26	29	0	0	167	219
Ancaster City	239	133	78	36	1	0	318	169
Dundas Town	32	16	35	18	0	0	67	34
Flamborough	143	170	0	0	0	0	143	170
Glanbrook	166	170	145	104	0	0	311	274
Burlington City	360	316	314	245	82	0	756	561
Grimsby Town	122	102	32	0	0	0	154	102
Brantford CMA	182	228	40	46	0	15	222	289
Brant City	59	n/a	0	n/a	0	n/a	59	n/a
Brantford City	123	147	40	25	0	13	163	185

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
September 2010	1	1.3	3	3.8	5	6.3	23	28.8	48	60.0	80	410,000	462,226
September 2009	4	4.9	6	7.4	21	25.9	24	29.6	26	32.1	81	372,000	429,166
Year-to-date 2010	34	5.0	45	6.7	85	12.6	198	29.4	312	46.3	674	395,000	430,886
Year-to-date 2009	21	3.5	116	19.1	146	24.1	122	20.1	202	33.3	607	355,000	400,849
Hamilton City													
September 2010	0	0.0	0	0.0	3	30.0	4	40.0	3	30.0	10	397,350	381,194
September 2009	1	3.1	1	3.1	9	28.1	19	59.4	2	6.3	32	360,000	356,939
Year-to-date 2010	2	1.0	21	10.8	36	18.5	83	42.6	53	27.2	195	375,000	379,807
Year-to-date 2009	4	2.8	14	9.9	41	28.9	59	41.5	24	16.9	142	356,450	384,013
Stoney Creek City													
September 2010	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	402,450	454,767
September 2009	0	0.0	5	35.7	3	21.4	2	14.3	4	28.6	14	333,945	350,361
Year-to-date 2010	0	0.0	6	5.5	20	18.2	47	42.7	37	33.6	110	389,900	414,894
Year-to-date 2009	0	0.0	49	35.3	56	40.3	17	12.2	17	12.2	139	317,990	335,546
Ancaster City													
September 2010	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	468,769	620,072
September 2009	0	0.0	0	0.0	1	7.1	2	14.3	11	78.6	14	532,450	674,086
Year-to-date 2010	1	0.6	0	0.0	2	1.3	19	11.9	138	86.3	160	466,450	545,730
Year-to-date 2009	1	0.8	0	0.0	2	1.5	15	11.5	112	86.2	130	499,450	544,763
Dundas Town													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	3.7	4	14.8	22	81.5	27	450,000	491,839
Year-to-date 2009	0	0.0	3	27.3	1	9.1	0	0.0	7	63.6	11	425,000	435,709
Flamborough													
September 2010	1	3.8	0	0.0	0	0.0	6	23.1	19	73.1	26	445,490	440,216
September 2009	2	22.2	0	0.0	1	11.1	0	0.0	6	66.7	9	--	--
Year-to-date 2010	18	26.1	2	2.9	0	0.0	15	21.7	34	49.3	69	399,990	424,578
Year-to-date 2009	13	19.7	3	4.5	13	19.7	11	16.7	26	39.4	66	367,950	412,587
Glanbrook													
September 2010	0	0.0	2	18.2	2	18.2	5	45.5	2	18.2	11	360,990	355,515
September 2009	1	9.1	0	0.0	7	63.6	1	9.1	2	18.2	11	345,000	358,932
Year-to-date 2010	13	11.8	15	13.6	26	23.6	30	27.3	26	23.6	110	351,450	353,726
Year-to-date 2009	3	2.5	47	39.5	33	27.7	20	16.8	16	13.4	119	310,990	330,267
Burlington City													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	490,990	481,553
September 2009	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	450,990	691,992
Year-to-date 2010	0	0.0	0	0.0	0	0.0	6	3.5	164	96.5	170	457,990	585,833
Year-to-date 2009	0	0.0	0	0.0	4	1.4	26	9.4	246	89.1	276	463,990	598,079
Grimsby Town													
September 2010	0	0.0	0	0.0	1	12.5	4	50.0	3	37.5	8	--	--
September 2009	0	0.0	1	14.3	4	57.1	1	14.3	1	14.3	7	--	--
Year-to-date 2010	0	0.0	5	4.9	29	28.4	35	34.3	33	32.4	102	374,900	380,576
Year-to-date 2009	0	0.0	4	5.6	52	72.2	9	12.5	7	9.7	72	329,900	355,844

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
September 2010	1	1.0	3	2.9	6	5.8	27	26.0	67	64.4	104	417,495	459,939
September 2009	4	4.0	7	6.9	26	25.7	26	25.7	38	37.6	101	377,990	459,947
Year-to-date 2010	34	3.6	50	5.3	114	12.1	239	25.3	509	53.8	946	407,945	453,306
Year-to-date 2009	21	2.2	120	12.6	202	21.2	157	16.4	455	47.6	955	390,900	454,457

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2010	0	0.0	0	0.0	6	10.3	7	12.1	45	77.6	58	457,500	517,762
Year-to-date 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
September 2010	1	6.3	1	6.3	9	56.3	4	25.0	1	6.3	16	285,000	287,556
September 2009	8	30.8	3	11.5	9	34.6	4	15.4	2	7.7	26	263,500	246,403
Year-to-date 2010	6	4.9	25	20.3	43	35.0	30	24.4	19	15.4	123	285,000	288,570
Year-to-date 2009	65	38.9	39	23.4	38	22.8	15	9.0	10	6.0	167	223,000	227,179
Brantford CMA													
September 2010	1	5.3	1	5.3	9	47.4	4	21.1	4	21.1	19	299,900	347,153
September 2009	8	26.7	5	16.7	10	33.3	4	13.3	3	10.0	30	263,500	258,206
Year-to-date 2010	6	3.3	25	13.8	49	27.1	37	20.4	64	35.4	181	312,000	362,013
Year-to-date 2009	76	30.9	51	20.7	50	20.3	29	11.8	40	16.3	246	248,000	264,069

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2010

Submarket	Sept 2010	Sept 2009	% Change	YTD 2010	YTD 2009	% Change
Hamilton CMA	459,939	459,947	0.0	453,306	454,457	-0.3
New City of Hamilton	462,226	429,166	7.7	430,886	400,849	7.5
Hamilton City	381,194	356,939	6.8	379,807	384,013	-1.1
Stoney Creek City	454,767	350,361	29.8	414,894	335,546	23.6
Ancaster City	620,072	674,086	-8.0	545,730	544,763	0.2
Dundas Town	--	--	n/a	491,839	435,709	12.9
Flamborough	440,216	--	n/a	424,578	412,587	2.9
Glanbrook	355,515	358,932	-1.0	353,726	330,267	7.1
Burlington City	481,553	691,992	-30.4	585,833	598,079	-2.0
Grimsby Town	--	--	n/a	380,576	355,844	7.0
Brantford CMA	347,153	258,206	34.4	362,013	264,069	37.1
Brant City	--	n/a	n/a	517,762	n/a	n/a
Brantford City	287,556	246,403	16.7	288,570	227,179	27.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton September 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	447	-42.9	728	1,435	1,473	49.4	264,549	-4.9	271,312
	February	717	-28.2	848	1,368	1,454	58.3	265,452	-3.9	263,440
	March	1,002	-5.2	914	1,754	1,454	62.9	263,120	-9.0	269,854
	April	1,188	-14.0	983	1,851	1,441	68.2	286,191	0.8	281,264
	May	1,316	-8.3	1,066	1,754	1,436	74.2	297,132	1.1	287,590
	June	1,560	17.7	1,152	1,690	1,405	82.0	297,117	3.4	291,643
	July	1,318	9.5	1,103	1,594	1,490	74.0	296,591	5.3	299,214
	August	1,090	15.1	1,119	1,383	1,478	75.7	291,374	2.6	295,771
	September	1,162	18.7	1,141	1,606	1,420	80.4	304,670	7.8	306,373
	October	1,130	27.1	1,169	1,435	1,522	76.8	296,253	16.6	300,757
	November	1,017	54.6	1,214	1,216	1,609	75.5	310,377	9.1	313,193
	December	733	61.5	1,244	710	1,615	77.0	285,795	19.0	289,575
2010	January	714	59.7	1,218	1,548	1,635	74.5	288,397	9.0	297,226
	February	1,067	48.8	1,249	1,588	1,665	75.0	314,656	18.5	310,136
	March	1,365	36.2	1,210	2,095	1,705	71.0	313,372	19.1	313,443
	April	1,490	25.4	1,197	2,350	1,753	68.3	317,909	11.1	311,912
	May	1,406	6.8	1,096	2,180	1,735	63.2	315,647	6.2	308,059
	June	1,305	-16.3	985	1,881	1,622	60.7	314,189	5.7	310,593
	July	965	-26.8	864	1,470	1,498	57.7	309,293	4.3	314,786
	August	978	-10.3	956	1,455	1,551	61.6	299,812	2.9	308,851
	September	1,007	-13.3	998	1,779	1,620	61.6	316,556	3.9	318,926
	October									
	November									
	December									
	Q3 2009	3,570	14.1		4,583			297,628	5.3	
	Q3 2010	2,950	-17.4		4,704			308,629	3.7	
	YTD 2009	9,800	-3.1		14,435			288,702	1.4	
	YTD 2010	10,297	5.1		16,346			311,485	7.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
September 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	95	-34.5	130	220	238	54.6	202,157	-1.6	211,138
	February	118	-25.3	127	247	252	50.4	205,770	-10.4	218,013
	March	155	-21.7	135	365	313	43.1	219,250	0.0	221,246
	April	175	-21.9	151	324	279	54.1	210,840	-5.5	203,938
	May	168	-28.8	143	322	265	54.0	213,223	-4.2	207,631
	June	223	-5.9	162	340	274	59.1	226,115	2.4	221,746
	July	208	5.6	169	298	269	62.8	235,504	5.3	225,653
	August	147	-14.5	150	276	292	51.4	212,326	0.3	214,951
	September	181	-7.2	174	305	271	64.2	229,386	4.0	227,406
	October	147	0.0	167	242	252	66.3	212,771	-0.7	217,795
	November	173	82.1	213	237	297	71.7	227,982	7.8	224,307
	December	94	1.1	162	145	319	50.8	235,419	11.5	244,855
2010	January	139	46.3	201	280	302	66.6	227,009	12.3	234,340
	February	180	52.5	192	280	294	65.3	229,626	11.6	240,630
	March	202	30.3	175	377	319	54.9	220,518	0.6	219,600
	April	231	32.0	183	373	294	62.2	234,024	11.0	226,812
	May	194	15.5	167	330	288	58.0	225,969	6.0	226,711
	June	199	-10.8	158	352	291	54.3	237,557	5.1	229,160
	July	172	-17.3	154	296	290	53.1	226,279	-3.9	226,440
	August	169	15.0	161	238	242	66.5	232,400	9.5	233,554
	September	167	-7.7	157	294	291	54.0	231,847	1.1	230,657
	October									
	November									
	December									
	Q3 2009	536	-5.0		879			227,081	3.7	
	Q3 2010	508	-5.2		828			230,146	1.3	
	YTD 2009	1,470	-16.6		2,697			219,270	-0.4	
	YTD 2010	1,653	12.4		2,820			229,593	4.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
September 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	152.3	112.4	366.6	8.1	66.5	796
	February	627	5.00	5.79	152.2	113.1	369.0	8.2	67.1	806
	March	613	4.50	5.55	151.9	113.7	373.3	8.5	68.0	809
	April	596	3.90	5.25	150.8	113.2	376.7	7.7	68.0	808
	May	596	3.90	5.25	149.1	114.0	379.1	7.4	68.1	803
	June	631	3.75	5.85	149.3	114.2	376.4	7.2	67.5	805
	July	631	3.75	5.85	150.9	113.7	372.2	8.3	67.5	817
	August	631	3.75	5.85	150.2	113.7	368.6	8.9	67.2	818
	September	610	3.70	5.49	150.5	113.8	368.7	9.0	67.3	822
	October	630	3.80	5.84	151.3	113.9	372.9	8.4	67.5	823
	November	616	3.60	5.59	151.0	114.6	375.1	8.1	67.6	832
	December	610	3.60	5.49	151.0	114.1	374.9	8.5	67.9	822
2010	January	610	3.60	5.49	151.3	114.5	373	8.9	67.8	829
	February	604	3.60	5.39	152.7	115.1	371.4	8.7	67.3	852
	March	631	3.60	5.85	152.3	115.3	370.8	7.9	66.6	871
	April	655	3.80	6.25	152.2	115.7	367.5	7.7	65.8	874
	May	639	3.70	5.99	153.1	116.2	365.1	7.8	65.4	858
	June	633	3.60	5.89	153.2	116.0	366.3	7.7	65.5	858
	July	627	3.50	5.79	152.8	117.0	367.9	7.8	65.8	861
	August	604	3.30	5.39	154.2	117.0	372.4	7.8	66.6	861
	September	604	3.30	5.39		117.1	374.0	7.7	66.7	862
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
September 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.6	112.4	50.8	7.1	67.7	797
	February	627	5.00	5.79	146.6	113.1	50.7	8.1	68.3	785
	March	613	4.50	5.55	146.2	113.7	50.5	9.3	68.9	779
	April	596	3.90	5.25	145.5	113.2	50.9	9.2	69.1	777
	May	596	3.90	5.25	145.1	114.0	51.0	9.6	69.9	788
	June	631	3.75	5.85	145.1	114.2	51.2	10.0	70.8	793
	July	631	3.75	5.85	145.3	113.7	51.5	11.7	71.9	796
	August	631	3.75	5.85	145.4	113.7	51.3	12.3	72.2	800
	September	610	3.70	5.49	146.1	113.8	51.6	12.8	72.7	797
	October	630	3.80	5.84	146.5	113.9	52.5	12.3	73.2	785
	November	616	3.60	5.59	147.2	114.6	52.9	12.5	73.5	771
	December	610	3.60	5.49	148.0	114.1	53.3	11.6	73.6	760
2010	January	610	3.60	5.49	148.7	114.5	53	11.0	72.8	768
	February	604	3.60	5.39	148.2	115.1	52.3	10.4	71.8	776
	March	631	3.60	5.85	148.5	115.3	51.3	10.2	70.1	791
	April	655	3.80	6.25	148.8	115.7	50.0	10.6	68.7	803
	May	639	3.70	5.99	149.5	116.2	49.2	10.4	67.7	796
	June	633	3.60	5.89	149.9	116.0	49.1	10.2	67.2	787
	July	627	3.50	5.79	149.8	117.0	49.7	9.2	66.8	768
	August	604	3.30	5.39	150.1	117.0	50.4	8.3	66.9	777
	September	604	3.30	5.39		117.1	50.8	8.3	67.2	775
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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